



**DEVELOPMENT SERVICES
PLANNING DIVISION**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
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www.morgantownwv.gov

February 13, 2015

Stancorp Properties, LLC
c/o David Robertson
160 Miner Hickory Road
Grantsville, MD 21536

**RE: S15-02-III / Stancorp Properties, LLC / Evans Street
Tax Map 15, Parcels 86, 87, 88, 89, 90, 92.1 and 93;
O-I, Office and Institutional District**

Dear Mr. Robertson:

This letter is to notify you of the decision made by the Planning Commission concerning the above referenced Development of Significant Impact Site Plan petition for the construction of a "Multi-Family Dwelling" development along Evans Street.

The decision is as follows:

Planning Commission, February 12, 2015

Case No. S15-02-III was unanimously approved as requested with the following conditions:

1. That minor subdivision petition Case No. MNS15-02 combining Parcels 86, 87, 88, 89, 90, 92.1 and 93 of Tax Map 15 must be approved.
2. That Conditional Use Case No. CU15-02 must be approved by the Board of Zoning Appeals (BZA) to permit the proposed "Multi-Family Dwelling" use in the OI District and all related conditions therein observed and/or addressed accordingly.
3. That Variance Case No. V15-10 must be approved by the Board of Zoning Appeals (BZA) to permit the proposed encroachment into minimum setback standards and all related conditions therein observed and/or addressed accordingly.
4. That widening and geometry improvements to Evans Street must be completed to the satisfaction of the City Engineer including securing related performance bond.
5. That the final Landscape Plan and Erosion Control Plan must be submitted with the building permit application for review and approval. Variance approval must be obtained should said plans not conform to the related performance standards set forth in the City's Planning and Zoning Code.

6. That a Sign Plan must be submitted and reviewed under the standard building permit application process. Variance approval must be obtained should the Sign Plan not conform to related performance standards set forth in the City's Planning and Zoning Code.
7. That the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards to the satisfaction of the City's Chief Building Code Official.

This decision may be appealed to the Circuit Court of Monongalia County within thirty (30) days. Any work done relating to decisions rendered by the Planning Commission during this thirty-day period is at the sole financial risk of the petitioner.

Should you have any questions or require further clarification, please contact the undersigned. We look forward to serving your development review and approval needs.

Respectfully,

A handwritten signature in black ink, appearing to read "Stacy Hollar". The signature is fluid and cursive, with the first name "Stacy" and last name "Hollar" clearly distinguishable.

Stacy Hollar
Executive Secretary